

ORDINANCE NO. 021010-12a

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 1,401 ACRES OF LAND GENERALLY KNOWN AS THE FRANKLIN PARK NEIGHBORHOOD PLAN AREA ("FRANKLIN PARK") AND TO CHANGE THE BASE ZONING DISTRICTS ON 20 TRACTS OF LAND IN FRANKLIN PARK.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 20 tracts of land within the property described in Zoning Case No.C14-02-0128.01, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,401 acres of land, more or less, in the City of Austin, Travis County, more particularly described and identified in the attached Exhibit "A",

generally known as the Franklin Park neighborhood plan, locally known as the area bounded by East St. Elmo Road on the north, Williamson Creek on the south, Nuckols Crossing Road on the east and IH-35 South on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 20 tracts of land are changed from single family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, limited office-conditional overlay (LO-CO) combining district, neighborhood commercial (LR) district, community commercial (GR) district, commercial-liquor sales (CS-1) district, and limited industrial services-conditional overlay (LI-CO) combining district to single family residence standard lot-neighborhood plan (SF-2-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT	PROPERTY ADDRESS	FROM	TO
1	4525 INTERSTATE HY 35 S	SF-3	GR-NP
2	4525 INTERSTATE HY 35 S	SF-3	GR-NP
3	1844 TERI RD	SF-3	GR-NP
4	5200 FREIDRICH LN	SF-3	NO-MU-NP
5	4911, 4913, 4915, 4917 FREIDRICH LN; 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907 MERRITT DR; 4910, 4912, 4914 PEPPER LN; 2008 TERI RD	LR	LR-MU-NP
6	5409 PONCIANA DR	SF-3	P-NP
7	0 FRANKLIN PARK DR (ABS 24 DELVALLE S ACR 15)	LI-CO, LO-CO	P-NP
8	4800 COPPERBEND BV	SF-3	P-NP
9	0 TERI RD (ABS 24 DELVALLE S ACR .99)	SF-3	LR-MU-NP
10	5206, 5208, 5300, 5302, 5304, 5306, 5308 PLEASANT VALLEY RD S	SF-3	MF-1-NP
11	4602 STASSNEY LN E, 5312 PLEASANT VALLEY RD S	LR	LR-NP
12	4601, 4603, 4605 STASSNEY LN E; 5400, 5402, 5404 VILLAGE LN	LR	LR-MU-NP
13	4701, 4801 STASSNEY LN E	LR,SF-3	LR-NP
14	4701 STASSNEY LN E	CS-1	CS-1-NP
15	5015 STASSNEY LN E	GR	GR-NP
16	5308 NUCKOLS CROSSING RD	MF-2,SF-3	LR-NP
17	5701 PLEASANT VALLEY RD S	SF-3	P-NP
18	4716, 4718, 4720, 4722, 4724, 4726, 4728 TEEWOOD DR; 4713 CREEK BEND DR	SF-3	P-NP
19	4705, 4707, 4709, 4711, 4713, 4715, 4717, 4719, 4721, 4723, 4725, 4727, 4729, 4731, 4733, 4735, 4737 TEEWOOD DR; 4801, 4803, 4805 CREEK BEND DR	SF-3	P-NP
20	4611, 4705, 4807, 4811 ST ELMO RD E, 0 ST ELMO RD E (ABS 24 DELVALLE S ACR 1.11), 0 NUCKOLS CROSSING RD (29% INT IN ABS 24 DELVALLE S ACR 6.65)	SF-2	SF-2-CO-NP

PART 3. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. Tracts 5 and 11 through 16 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 5. Tract 20 is subject to the following condition:

The minimum lot size is 21,780 square feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

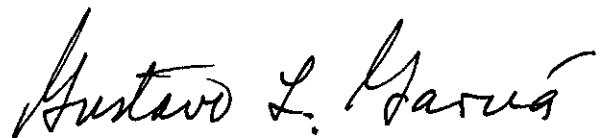
PART 6. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 7. This ordinance takes effect on October 21, 2002.

PASSED AND APPROVED

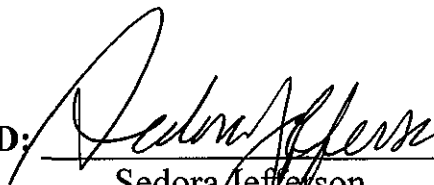
October 10, 2002

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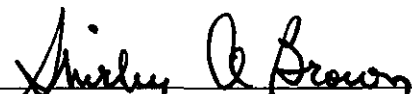


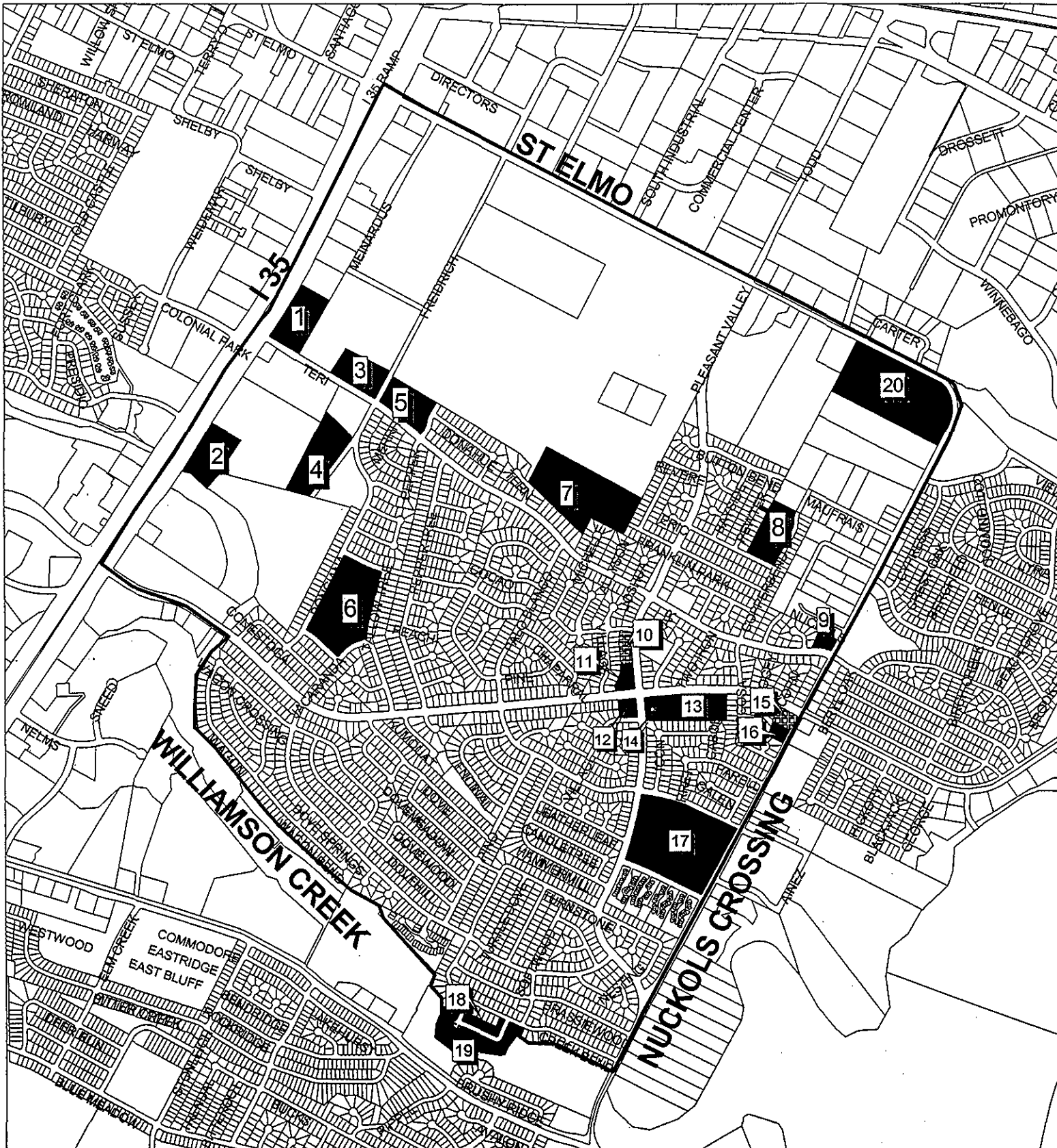
Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



Franklin Park Neighborhood Planning Area EXHIBIT A

Tract Map of Rezoning

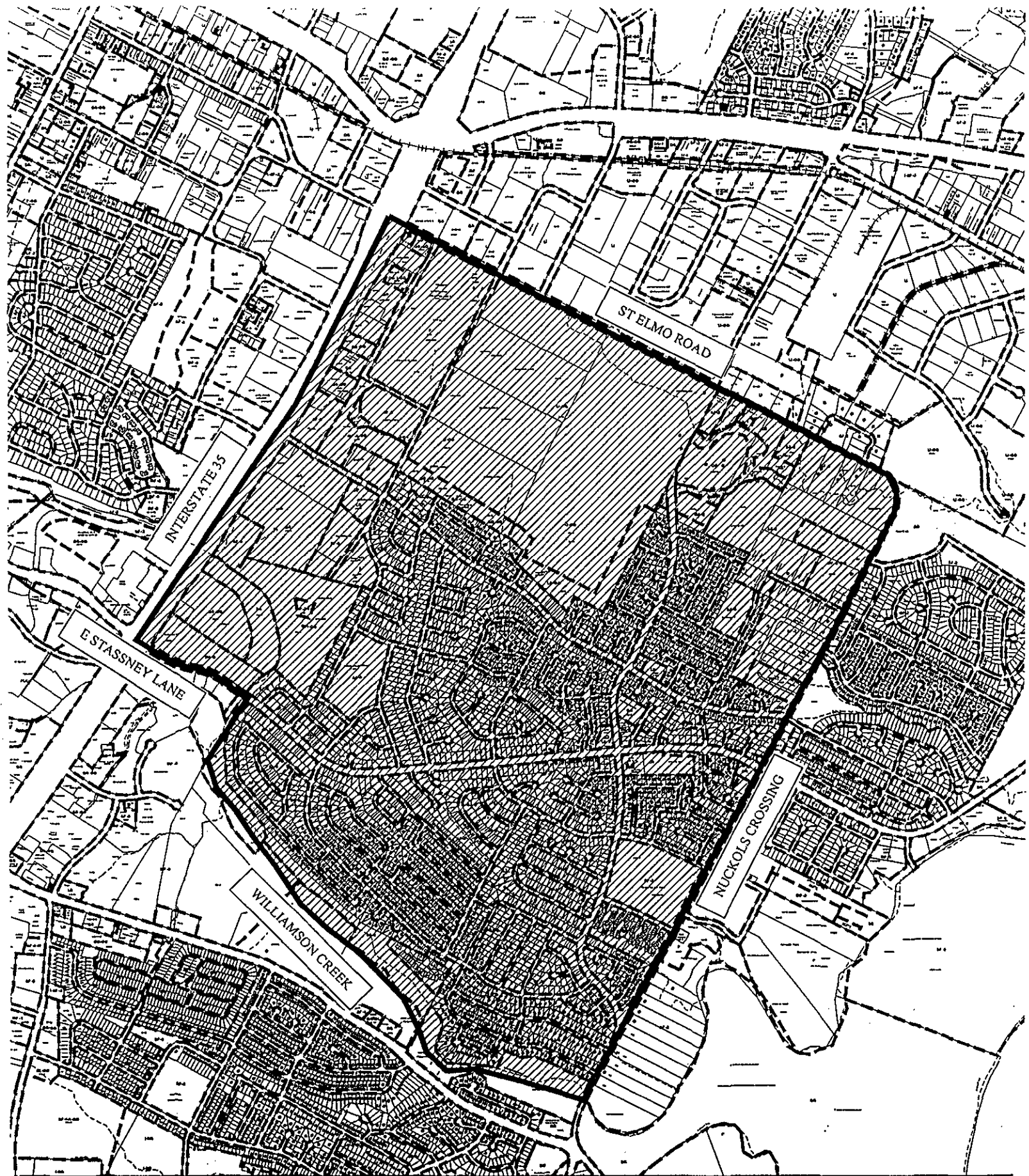
Zoning Case #C14-02-0128.01




Exhibit " "

Zoning Case Manager: Wendy Walsh (September 26, 2002)



**Subject
Tracts**



SUBJECT TRACT 
PENDING CASE 
ZONING BOUNDARY 
CASE MGR: W. WALSH

ZONING EXHIBIT B

CASE #: C14-02-0128.01
ADDRESS: SOUTHEAST COMBINED
NEIGHBORHOOD PLANNING AREAS
SUBJECT AREA (acres): N/A

DATE: 02-09
INTLS: SM

CITY GRID
REFERENCE
NUMBER
HJK&L 15-18